

An aerial photograph of a city skyline, likely Detroit, with a semi-transparent white rectangular box overlaid in the center. The box contains the title text in bold black font. Below the title, the presenter's name and affiliation are listed in a smaller, dark blue font. The background shows various city buildings, streets, and a body of water in the distance.

Planning for Seniors Housing in Changing Cities: Working Together to Support Communities for All Ages

Dr. Tam E. Perry
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Wayne State University
School of Social Work

The freedom to make and
remake our cities and ourselves
is, I want to argue, one of the
most precious yet most
neglected of our human rights.

–Henri Lefebvre

A coalition at work

- Partners from multiple sectors
- Different channels for advocacy

Housing Transitions In Gentrifying Spaces

Impact on Health & Aging

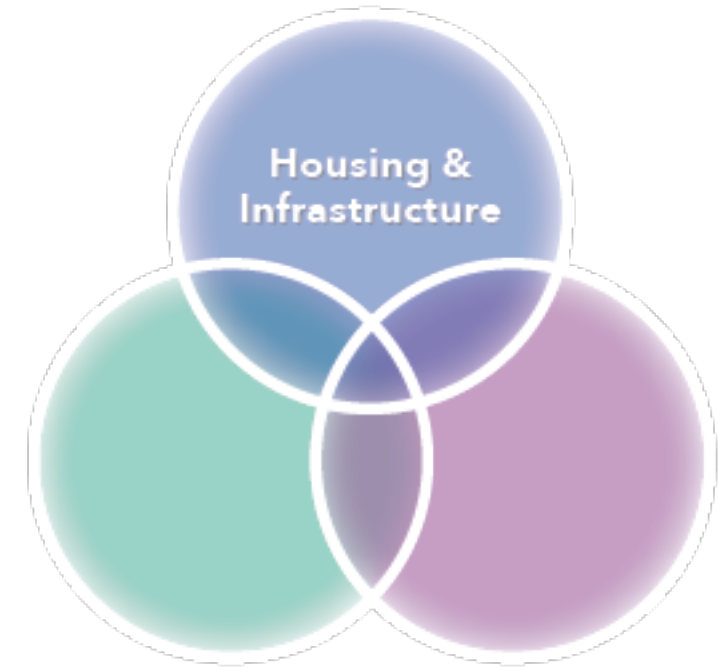
<https://vimeo.com/170819686>



Holding Down the Fort:

Seniors' Perspectives on Belonging in a Changing Detroit

Guiding Frameworks





- 1) *How do we support older adults in residential transition if they want to move, need to move, or are forced to move to promote healthy aging?*
- 2) *How do we plan and build housing choices for those across socioeconomic spectrums and life histories, particularly in changing contexts? How to improve quality in congregate senior housing?*



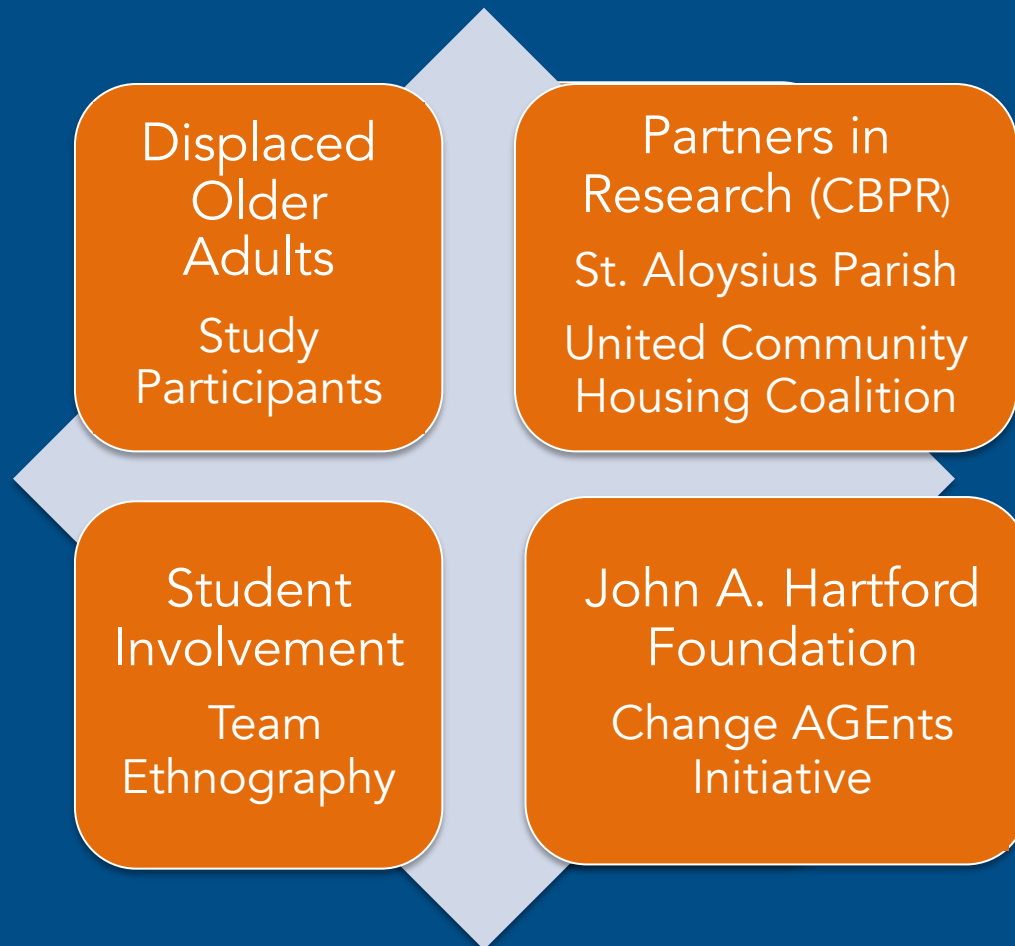
Member Agencies:

Authority Health
Catholic Charities of
Southeast Michigan
Community and
Home Supports
CSI Support &
Development Services
Detroit Area Agency on Aging
Detroit Future City
Doing Development
Differently in Metro Detroit
Develop Detroit
LISC Detroit

Luella Hannan
Memorial Foundation
Neighborhood
Service Organization
Presbyterian
Villages of Michigan
St Aloysius
Neighborhood Services
United Community
Housing Coalition
Wayne State
University School
of Social Work

Project

Relocation Amidst Revitalization:
Recreating Social Worlds for Older Adults



Contributions

Co-authored with
Community Members:

- 2 book chapters
- 2 peer-reviewed papers
- 1 invited paper
- International/national presentations
- State/Local presentations

Value collaborations (and their
grocery delivery lists)

Findings: Environmental Health Concerns-Construction

"...they start construction way before we moved. And a lot of people got sick. Some people died... Friend of mine died a day before he's supposed to move. What they were doing is demolition these rooms. They were knocking walls down. And by the building being over a hundred years old, there was a lot of lead-based paint, carcinogens in the walls."

*—Greg, age 72 during move,
lived at previous building for 10 years*

Research Question

How do older adults living in urban environments experience involuntary relocation?

Findings: Need for Better Information

“Ha! You call that manage? I thought it was horrible. I thought it was terrible. I don’t know what in the world they’re talking about. None of us did. We had a dozen meetings with the different companies, the different people. And it left all of us in a nervous state.”

–Mary, age 93 during move,
lived at previous building for 28 years

Research Question

How do older adults living in urban environments experience involuntary relocation?

Findings: Jeopardizing Housing Voucher

"And my sister lived in (name of building) with me and she was... she didn't trust the move. So she just moved out before. And she ended up in a place where she lost her Section 8 and she's disabled. It's just... I think they should've had more people to explain it better and I don't know... it wasn't good."

—Ann, age 63 during move,
lived at previous building for 5 years

Research Question

How do older adults living in urban environments experience involuntary relocation?

Findings: Role of Older Adults in Urban Renewal

"I felt that if they was going to upgrade the building. Which we were complaining about long before they came in. About making certain changes to that building. I felt that they didn't have no regards to the seniors. They wanna construct this for younger people. Vitalize the downtown. And we was not to be a part of it."

–Debbie, age 58 during move,
lived at previous building for 3 years

Research Question

How do older adults living in urban environments experience involuntary relocation?

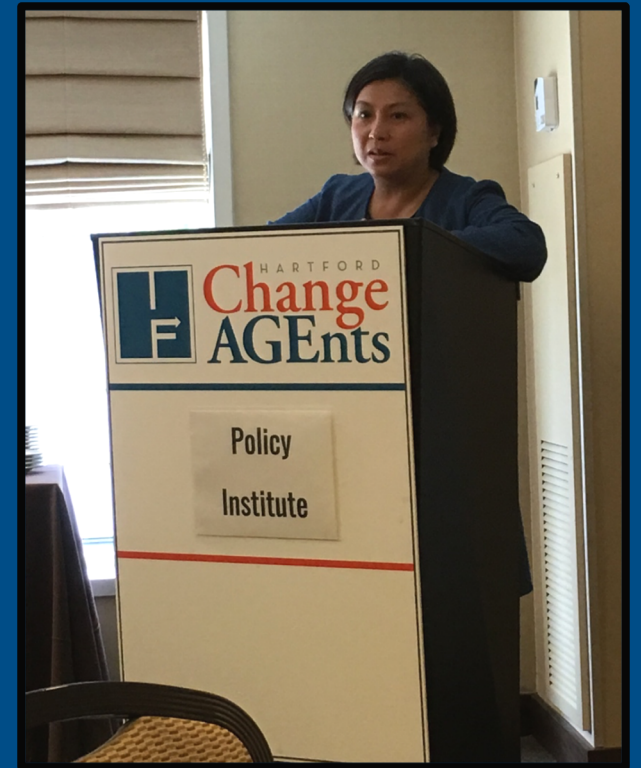
Implications for Practice & Policy

Incorporate trauma informed housing assessments in work with older adults.

- Who decides?
Older Adult, Family, Service Providers
- What's at stake?
Emotional, Health-related and Financial Concerns

Use Relocation Assessment Tool (Perry et al., 2015).

Advocate for housing options and quality across the socioeconomic spectrum.



ADVOCACY & POLICY

THE WALL STREET JOURNAL.

Detroit's Resurgence Brings New Housing Concerns

surprise luxury apartment boom has the city grappling with the downsides of gentrification



In Detroit, some 2,000 new apartments are under construction or recently finished, primarily in the downtown area.
PHOTO: TIM GALLOWAY FOR THE WALL STREET JOURNAL

By LAURA KUSISTO

March 20, 2017 12:00 a.m. ET



Senior Appreciation Day 2019



DETROIT

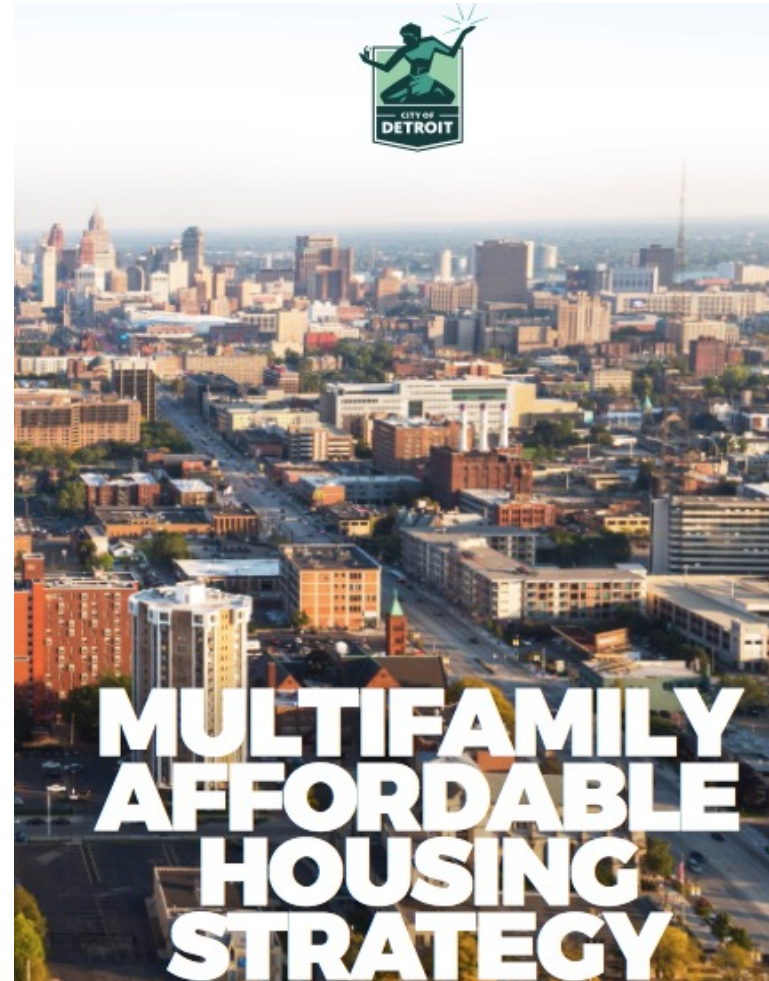
New housing developments in Detroit now required to have 20% affordable housing units

Kat Stafford Detroit Free Press

Published 4:09 p.m. ET Sep. 19, 2017 | Updated 4:24 p.m. ET Sep. 19, 2017



ADVOCACY and POLICY



The Development of a Preservation Action Plan

In mid-2017, the City convened and led a task force comprised of community stakeholders to develop a Preservation Action Plan that will guide preservation efforts over the next five years. The creation of this group, known as the Detroit Affordable Housing Preservation Task Force, was modeled on best practices of cities like Chicago, Washington D.C., and Cleveland, which have established task forces to coordinate efforts around securing the long-term affordability and quality of LIHTC properties.

The Task Force's work was informed by previous preservation-focused working groups, including the LIHTC Working Group led by Community Development Advocates of Detroit (CDAD), the Senior Housing Preservation-Detroit (SHP-D), the Recapitalization Task Force led by the Detroit Local Initiatives Support Corporation (LISC) office, and the Community Development Financial Institution (CDFI) Coalition of Detroit. The Task Force collaborated on a Preservation Action Plan through four working groups focused on: financially sustainable regulated affordable multifamily housing, financially distressed regulated multifamily housing, naturally occurring affordable multifamily housing, and scattered-site single-family LIHTC developments (not discussed in this document, but an important part of the group's work).

Affordable housing preservation strategies that the City will pursue are based on a shared set of implementation goals:

- Prevent regulated affordable units from converting to market rate.
- Prevent the loss of public investment, specifically HOME investments and rental assistance contracts funded through federal housing assistance programs.

ACKNOWLEDGMENTS

Development of this document was led by the City of Detroit Housing and Revitalization Department. Production was directed by Julie Schneider, Associate Director for Policy Development and Implementation, under the leadership of Arthur Jemison, Director of the Housing and Revitalization Department.

The City of Detroit Housing and Revitalization Department thanks the following organizations and individuals for their contributions of time and expertise:

Mayor Michael E. Duggan
The Honorable Detroit City Council
Jed Howbert, Group Executive for Planning, Housing, and Development, City of Detroit
City of Detroit Housing and Revitalization Department staff
City of Detroit Planning and Development Department
Center for Community Progress
Corporation for Supportive Housing
Detroit Community Development Financial Institution Coalition
Detroit Economic Growth Corporation
Detroit Housing Commission
Detroit Land Bank Authority
Detroit Preservation Task Force
Doing Development Differently in Detroit (D4)
Erika Poethig, Urban Institute
Grounded Solutions Network
HR&A Advisors, Inc.
Michigan State Housing Development Authority
Robert Linn, Detroit Land Bank Authority
Senior Housing Preservation - Detroit
U.S. Department of Housing and Urban Development - Detroit Field Office
University of Michigan Poverty Solutions Center

Ongoing Research

Safety and Renovation in a Pandemic & Beyond

Feb 2021

Special Issue: *Late-Life Poverty and Housing Precarities*

Co-Authors:

Non-profit developer

Tenant Organizer

Vice President of Housing

Project Manager

Vice President of Detroit's Health Authority

March 2021

Community Event: *Key Issues on Safety and Renovation for Senior Buildings*

Presenters:

City Housing and Revitalization Department

SHP-D Coalition Members



“That even as we grieved, we grew”

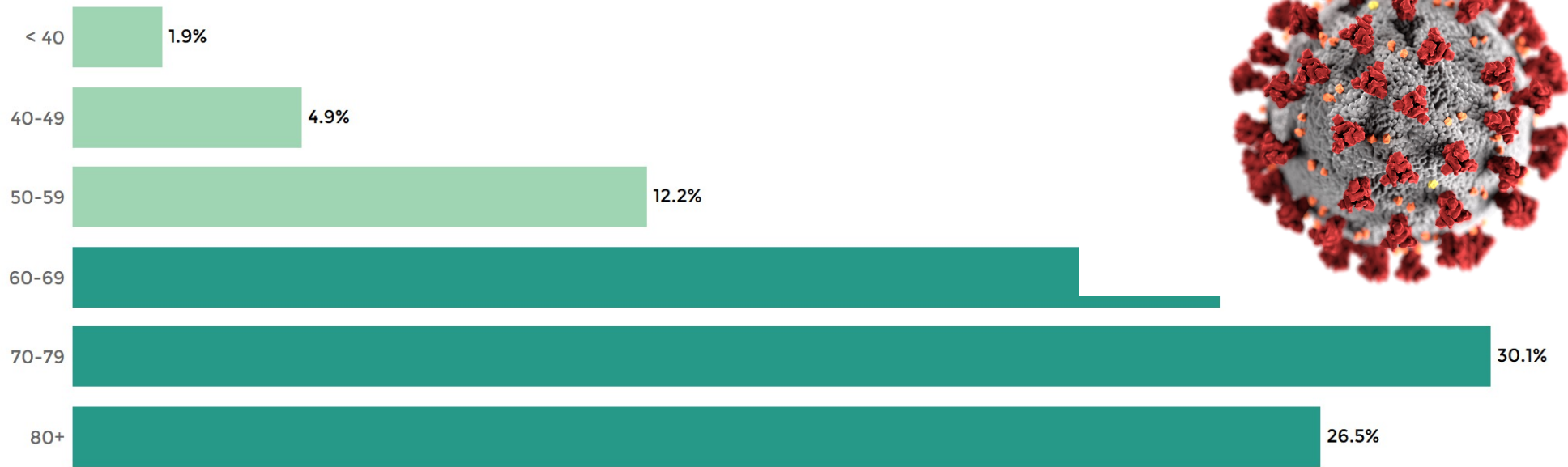
–Amanda Gorman

National Youth Poet Laureate

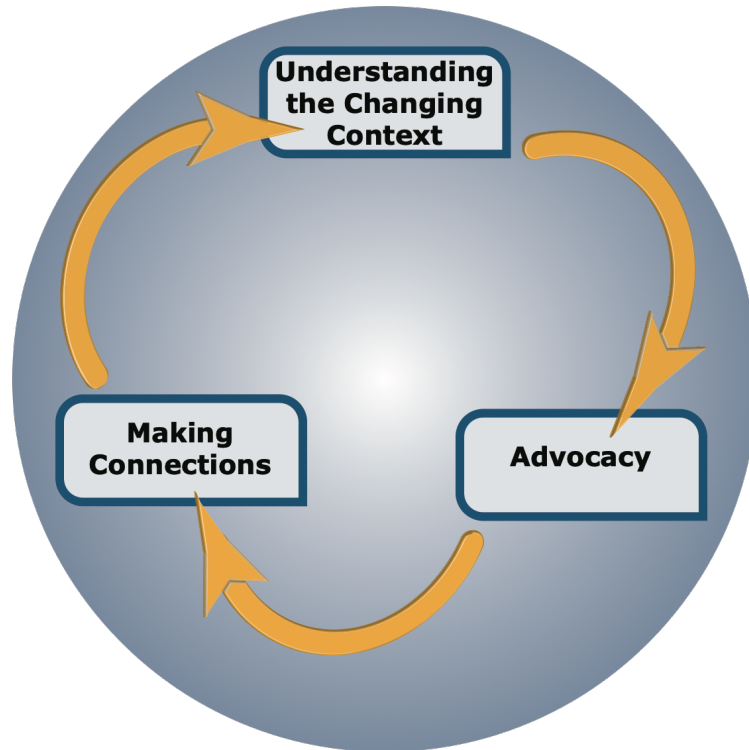
Covid-19 Deaths in Detroit

81.2% of deaths – African Americans

Reported Deaths of Confirmed Cases by Age

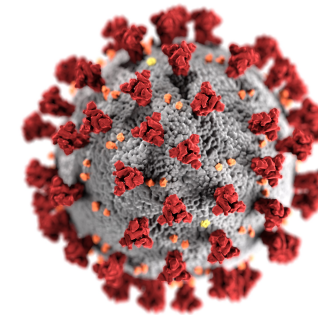


ADVOCACY & POLICY



Addressing COVID-19 Health Outcomes

- Highlighting safety concerns of residents and staff.
- Successfully advocating testing and vaccines be brought to senior buildings.
- Addressing food insecurity in senior buildings.





IN PRINT

Perry, T.E., Berglund, L., Mah, J., Villeneuve, E., Sanford, C. & P. Schaeffer. (2020). Advocating for the preservation of senior housing: A coalition at work amidst gentrification in Detroit, MI, *Housing Policy Debate*.

Archambault, D., Sanford, S. & **T.E. Perry**. (2020). Detroit's efforts to meet the needs of seniors: macro responses to a crisis. *Journal of Gerontological Social Work*. <https://doi.org/10.1080/01634372.2020.1797974>

Perry, T. E., Archambault, D., & C.S. Sanford (2017). Preserving senior housing in a changing city: Innovative efforts of an interprofessional coalition. Public Policy & Aging Report. Volume 27, Issue suppl_1, 29 December 2017, Pages S22–S26, <https://doi.org/10.1093/ppar/prx020>

Perry, T. E., Wintermute, T., Carney, B. C., Leach, D. E., Sanford, C., & L.E. Quist. (2015). Senior housing at a crossroads: A case study of a university/community partnership in Detroit, Michigan. *Traumatology*, 21(3), 244-250. [doi:10.1037/trm0000043](https://doi.org/10.1037/trm0000043)

Forthcoming:

Perry, T. E., McQuaid, J., Sanford, C., & D. Archambault (In press). COVID-19 Responses in Detroit, MI: An Affordable Housing Coalition Furthers the Link between Housing Stability and Health. *Affordable Housing Challenge Project White Paper*. University of Toronto School of Cities.

Perry, T. E., McQuaid, J., Sanford, C., & D. Archambault (In press). Title: Detroit's work to address the pandemic for older adults: A city of challenge, history and resilience In Doucet, van Melik & Filion's *Global Reflections on COVID-19 and Cities: Urban inequalities and the pandemic*. Policy Press.

Perry, T.E., Kilgore, Z., Appel, M., Watkins, M, Sanford, C & D. Archambault (under review). Affordable Senior Housing Maintenance and Renovations, Covid-19 and the Precarity of Residents' Health Safety. *Generations*.

A coalition at work

- Partners from multiple sectors
- Different channels for advocacy

How to think about a coalition's work in a post-COVID-19 environment?